

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** July 18, 2013 **Meeting No.:** 169

**Project:** Penn Square Phase II Apartments **Phase:** Final

**Location:** Pennsylvania Avenue

**PRESENTATION:**

Mr. Brandon Schultz, architect with Cho, Benn, Hollback; identified design changes based upon previous UDARP comments. The changes included:

- The continuation of street trees along Pennsylvania Avenue to establish a strong street/urban edge.
- The employment of a light warm gray color, for the corner elements to replace the previously proposed dark blue/gray color.
- The simplification of the corner tower elements, roof overhang, and support brackets.
- The introduction of an earth tone color palette for the exterior skin.

With respect to other previous comments by UDARP, Mr. Schultz responded as follows:

- The recommended relocation of the residential entry point was considered impractical given program adjacencies.
- The recommended relocation of the landscape buffer zone away from the southern property line, was considered ineffective at screening the adjacent car repair shop.

**COMMENTS FROM THE PANEL:**

The Panel was pleased with the introduction of a lighter earth tone color palette and the establishment of a regular cadence of trees along Pennsylvania Avenue. The Panel felt additional study was merited, specifically, the Panel asked the Architect to study the following:

Site:

- As an additional visual buffer and identifying marker for the project edge, consider a masonry landscape wall along the southern edge of the property at Pennsylvania Avenue.
- Reconsider placement of site signage, scale, type, and location as part of an overall unifying composition.
- Provide a detailed East/West building section that articulates the relationship from curb to building along Pennsylvania Avenue and from building to lower level west parking lot.
- Provide a detailed landscape and hardscape plan, as per the requirements of final approval that clearly identifies plant species and sizes; all paving material; and; location of exterior lighting and site signage.

Architecture:

- To re-study the base of the building along Pennsylvania Avenue to differentiate the scale and height of the retail storefronts from other window openings.
- To study and provide guidelines for all retail signage, including placement and size.
- To clarify and simplify the numerous skin treatments and grids to achieve a more cohesive composition.

**PANEL ACTION:**

The Panel recommends that the development team work to address the comments and return for an additional final review.

**ATTENDEES:**

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Mark Merolla, Samantha Polinik, Brandon Schultz, Phillip Jones – Cho Benn Holback + Assoc.

Andrew Cohen – The Woda Group

Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns\* and David Haresign - UDARP Panel

Anthony Cataldo, Christina Gaymon, Theo Ngongang, Tamara Woods- Planning Department